

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Huntsville

State: AL

PJ's Total HOME Allocation Received: \$12,074,038

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: <div>7</div>				
% of Funds Committed	<div>90.71 %</div>	<div>93.31 %</div>	<div>4</div>	<div>91.92 %</div>	<div>38</div>	<div>41</div>	
% of Funds Disbursed	<div>81.55 %</div>	<div>80.96 %</div>	<div>4</div>	<div>82.65 %</div>	<div>34</div>	<div>33</div>	
Leveraging Ratio for Rental Activities	<div>0.78</div>	<div>1.88</div>	<div>3</div>	<div>4.67</div>	<div>18</div>	<div>15</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>98.24 %</div>	<div>86.69 %</div>	<div>2</div>	<div>81.09 %</div>	<div>45</div>	<div>56</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>82.81 %</div>	<div>68.55 %</div>	<div>1</div>	<div>68.72 %</div>	<div>68</div>	<div>73</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>91.84 %</div>	<div>76.59 %</div>	<div>2</div>	<div>79.93 %</div>	<div>68</div>	<div>76</div>	
% of 0-30% AMI Renters to All Renters***	<div>51.02 %</div>	<div>45.42 %</div>	<div>2</div>	<div>44.94 %</div>	<div>59</div>	<div>62</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.42 %</div>	<div>92.06 %</div>	<div>3</div>	<div>94.87 %</div>	<div>53</div>	<div>56</div>	
Overall Ranking:			In State: <div>2 / 7</div>		Nationally: <div>58</div> <div>56</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$17,955</div>	<div>\$21,289</div>		<div>\$25,717</div>	<div>343</div> Units	<div>51.70 %</div>	
Homebuyer Unit	<div>\$10,998</div>	<div>\$19,961</div>		<div>\$14,669</div>	<div>286</div> Units	<div>43.10 %</div>	
Homeowner-Rehab Unit	<div>\$25,145</div>	<div>\$16,959</div>		<div>\$20,391</div>	<div>34</div> Units	<div>5.10 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$4,820</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Huntsville AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,264	\$51,921	\$25,596
State:*	\$69,592	\$76,897	\$20,508
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	17.9	12.6	47.1	0.0	Single/Non-Elderly:	39.6	22.5	14.7	0.0
Black/African American:	78.0	73.7	50.0	0.0	Elderly:	12.6	6.0	64.7	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	39.3	53.0	17.6	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	5.6	14.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.9	3.9	2.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.6	0.4	0.0	0.0					
Asian/Pacific Islander:	1.5	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	2.1	13.3	2.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	28.7	19.3	26.5	0.0	Section 8:	2.1	0.0 [#]		
2 Persons:	32.3	28.1	44.1	0.0	HOME TBRA:	4.4			
3 Persons:	24.0	23.9	14.7	0.0	Other:	11.1			
4 Persons:	11.1	18.6	11.8	0.0	No Assistance:	82.4			
5 Persons:	3.8	7.0	0.0	0.0					
6 Persons:	0.0	2.5	0.0	0.0					
7 Persons:	0.0	0.7	2.9	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			0	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Huntsville State: AL Group Rank: 58
(Percentile)
State Rank: 2 / 7 PJs Overall Rank: 56
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	98.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	82.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.84	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.42	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.09	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

